

9.9 RTR : Resort Residential

9.9.1 Purpose

The purpose is to provide a **zone** for the **development** of a variety of housing forms for use within a comprehensively planned resort residential community. The RTRc sub-zoning district allows for **care centre, major** as an additional use. *(Bylaw 5467)*

9.9.2 Primary Uses

- **care centre, major** *(use is only permitted with the RTRc sub-zoning district)*
- **cottages**
- **duplex housing**
- **four-plex housing**
- **row housing**
- **semi-detached housing**
- **single detached housing**
- **stacked row housing**
- **three-plex housing**

9.9.3 Secondary Uses

- **bed and breakfast homes** *(in single detached housing only)*
- **care centres, minor**
- **docks, private**
- **home based businesses, minor**
- **office**
- **parks, public**
- **real estate sales centres**

9.9.4 Subdivision Regulations

Lot Type	Minimum Lot area		Minimum Lot Width	
	interior	corner	interior	corner
Cottage Lot	125m ²	N/A	7.0m	7.0m
Single Detached Housing	300m ²	340m ²	10.0m	11.3m
Duplex Housing	300m ²	340m ²	10.0m	11.3m
Semi-Detached Housing	450m ²	500m ²	15.5m	16.8m
Three-Plex Housing	450m ²	500m ²	19.5m	20.8m
Four-Plex Housing	600m ²	650m ²	26.0m	27.8m
Row Housing	800m ²	850m ²	26.0m	27.8m
Stacked Row Housing				

- Minimum **lot area** is 10,000m² if not serviced by **community sewer system**.

9.9.5 Party Wall Subdivision Regulations

Lot Type	Minimum Lot area		Minimum Lot Width	
	interior	corner	interior	corner

Semi-Detached Housing	225m ²	275m ²	7.8m	9.0m
Three-Plex Housing	150m ²	200m ²	6.5m	7.8m
Four-Plex Housing	150m ²	200m ²	6.5m	7.8m
Row Housing	135m ²	185m ²	6.5m	7.8m

- Minimum **lot area** is 10,000m² if not serviced by **community sewer system**.

9.9.6 Development Regulations

- The **office use** is limited to one **office** for the management and operation of the resort and/or multi-unit residential **developments**.
- Maximum **site coverage** is 50%, except it is 65% for Stacked Row Housing greater than 2.5, and together with driveways, parking areas and **impermeable surfaces** shall not exceed 65% except it shall not exceed 65% for Stacked Row Housing greater than 2.5 **storeys**. *(Bylaw 5723)*
- Maximum **height** is the lesser of 12.0m or 2.5 **storeys**, except it is the less of 15.0m or 3.5 **storeys** for Stacked Row Housing and it is 4.5m for **secondary buildings** and **secondary structures**. *(Bylaw 5723)*
- Minimum **front yard** is 4.0m, except it is 6.0m for buildings greater than 2.5 **storeys**, for buildings 2.5 **storeys** or less it is 6.0m from a garage or **carport** to the back of curb or sidewalk for vehicular entry, or it is 0.6m to the side of the garage and 2.6m to the front building façade for side-entry garage and driveway layouts. *(Bylaw 5723)*
- Minimum **side yard** is 1.2m, except it is 6.0m for buildings greater than 2.5 **storeys**, or 0.0m for shared interior **party walls**, except it is 2.6m from a **flanking street** for buildings 2.5 **storeys** or less and 6.0m for buildings greater than 2.5 **storeys** and 6.0m from the back of curb or sidewalk to the garage where driveway access is from the **flanking street**. *(Bylaw 5723)*
- Minimum **rear yard** is 6.0m, except it is 9.0m for buildings greater than 2.5 **storeys**, and it is 1.0m for **secondary buildings**. Where the **lot width** exceeds the **lot depth**, the minimum **rear yard** is 4.5m for buildings 2.5 **storeys** or less. *(Bylaw 5723)*
- Maximum six **dwelling** units located in a **building**, with each unit having a minimum width of 6.5m, except it is twelve dwelling units for buildings greater than 2.5 storeys, with each unit having a minimum width of 6.5m. *(Bylaw 5723)*
- Maximum **density** is 30.0 units per gross hectare (12 units/gross acre).
- Where **parking spaces** are provided completely beneath habitable space of a primary building or beneath useable common amenity areas, providing that in all cases the parking spaces are screened from view, the maximum density shall be 37.0 units per gross hectare (15 units/gross acre). Where all the required parking is not accommodated completely beneath the habitable space of a primary building or useable common amenity areas, the additional 7.0 units per gross hectare (3 units/gross acre) by the percentage of parking proposed to be provided beneath habitable space of a primary building or useable common amenity areas. *(Bylaw 5723)*
- The maximum height of any vertical wall element is 2.5 **storeys** facing front, flanking or rear year (including walkout basements) and must be set back at least 1.2m in addition to the required setbacks. *(Bylaw 5723)*

9.9.7 Other Regulations

- In order for bareland strata **development** to be consistent with the character of the surrounding neighborhood, the strata plan shall be considered as one **site** for defining the overall use, **density** and **site coverage**.
- The above noted **subdivision** and **development** regulations shall be applied to each strata **lot** within the strata plan.

- A minimum area of 5.0m² of private open space shall be provided per **bachelor dwelling** or group home **bedroom**, 10.0m² of private open space shall be provided per 1 **bedroom dwelling**, and 15.0m² of private open space shall be provided per **dwelling** with more than 1 **bedroom**.
- No continuous **building frontage** shall exceed 40.0m for a 2.5 **storey building**. If the frontage is interrupted by an open courtyard equivalent in depth and width to the **building height**, the maximum continuous 2.5 **storey building frontage** may be 80.0m provided that no **building** section exceeds 12.0m.
- Where **development** has access to a rear **lane**, vehicular access to the **development** is only permitted from the rear **lane**.
- In addition to the regulations listed above, other regulations may apply. These include the general **development** regulations of Section 4 (secondary **development**, **yards**, projections into **yards**, lighting, agricultural setbacks, etc.); the specific use regulations of Section 5; the **landscaping** and fencing provisions of Section 6; except that buildings greater than 2.5 **storeys** require a Level 1 **Landscape Buffer** for the Front Yard, rear Yard and Side Yard, as according to Section 6; and, the parking and loading regulations of Section 7. (*Bylaw 5723*)
- As per Section 4.10.2 - All **buildings** and **structures, excluding perimeter fencing (garden walls and fences)** on **lots abutting** City Roads as identified on Schedule "B" shall not be sited closer to the City Road than the setback as per the appropriate zone measured from the offset Rights of Way as illustrated on Schedule "B". (*Bylaw 5440*)